🏡💰 2026 Home Equity

Home Equity Loan: Fixed Rates, Tax-Free Cash

Borrow up to 90% of your home equity — lump sum, fixed rate, predictable payments. Renovate, consolidate debt, pay for college, or invest. Compare offers today.

🏆 40+ lenders compared

💰 Rates from 6.49% APR

⚡ 2-minute eligibility check

📊 Check my equity →

HELOC vs Home Equity Loan

2026 Equity Trends
Avg home equity: $299k

Unlock your home's value with a fixed-rate loan

A home equity loan gives you a lump sum of cash using your home as collateral. Fixed interest rate, fixed monthly payment — perfect for large, one-time expenses.

- ✔ Borrow $10k – $500k based on equity
- ✔ Fixed rates from 6.49% APR (2026)
- ✔ Terms from 5 to 30 years
- ✔ Interest may be tax-deductible (consult advisor)
- ✔ No restrictions on use — renovations, debt, education

💰 Estimate your equity

Home value - loan balance = available equity

$450,000

$280,000

Estimated equity: $170,000
You may borrow up to 80-90% of equity

Check eligibility →

Popular ways to use a home equity loan

🔨
Home Renovations
Kitchen remodel, bathroom upgrade, roof replacement, or ADU addition — increase property value while enjoying your home.

💳
Debt Consolidation
Pay off high-interest credit cards (15-25% APR) with lower fixed-rate home equity loan (6-9% APR). Simplify payments.

🎓
College Tuition
Lower rates than student loans. Fund undergraduate, graduate, or private K-12 education.

🏥
Medical Expenses
Cover unexpected surgeries, fertility treatments, or dental work. No restrictions on usage.

🚗
Major Purchase
Buy a boat, RV, or second home. Lower rates than auto or personal loans.

🏦
Investment Property
Use equity for down payment on rental property or real estate investment.

Home Equity Loan vs. HELOC

Which is right for you? Understand the difference.

🏦 **Home Equity Loan**
- Lump sum upfront
- Fixed interest rate
- Fixed monthly payment
- Best for one-time large expenses

🔄 **HELOC (Line of Credit)**
- Revolving credit line
- Variable interest rate
- Draw period (5-10 yrs) then repayment
- Best for ongoing projects or emergencies

💡 **2026 tip:** Many lenders offer both options. Use our comparison tool to see personalized rates for home equity loans and HELOCs.

Get a home equity loan in 4 steps

📝 **1. Check your equity**
Estimate home value and mortgage balance. Most lenders require 15-20% equity remaining after loan.

📊 **2. Compare lender offers**
We show rates, fees, and terms from 40+ lenders — no impact to credit score.

✅ **3. Apply & submit docs**
Provide income, tax returns, and property info. Many lenders close in 2-3 weeks.

💰 **4. Receive funds**
Lump sum deposited directly to your bank account. Start using cash immediately.

Related home & financial services

Home equity loan · Mortgage refinance · HELOC · Business loan · Insurance quotes · Life insurance quotes · Fiduciary financial planner · Credit repair · Debt consolidation · Personal loan

⭐ Compare offers from Rocket Mortgage, Discover, Figure, Spring EQ, Bethpage, and local credit unions.

Check your home equity loan rates — free

See how much you can borrow and at what rate. No impact to credit score. Takes 2 minutes.

🏆 4.9/5 from 85k+ users 🔒 Secure & encrypted

⚡ "Homeowners borrowed an average of $68,000 in 2025 at 7.2% APR."

$450,000

$280,000

Credit score: 760+ (Excellent)

$50,000

10 year term

90210

Check my rate →

Soft credit check only — no impact to your score. No obligation.

🏆 **2026 Requirements**
- Min credit score: 620 (640 typical)
- Max combined loan-to-value: 85-90%
- Debt-to-income ratio: below 43%
- Stable income & employment

📋 **Tax advantages**
Interest may be tax-deductible if funds used for home improvements (consult tax advisor). No deduction for debt consolidation or other uses.

⚡ **2026 rate forecast**
Fixed home equity loan rates expected to decline in late 2026. Lock in now or float — many lenders offer 45-day rate locks.

Why compare home equity loans with us?

🏆 **Unbiased comparison**
We show real rates from banks, credit unions, and online lenders — no hidden bias.

🔒 **Soft credit check only**
Get personalized rates without harming your credit score.

📄 **No spam, no obligation**
You choose which lenders to contact. No aggressive sales calls.

⚡ **Fast funding**
Many partner lenders fund in 2-3 weeks with digital application and e-sign.

✅ Over 300,000 homeowners compared home equity loan rates in 2025. Start your 2026 rate check today — it's free, fast, and secure.

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